

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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### **Development Review Committee Meeting** **October 1, 2007**

#### **Members Present-**

Brad Cornelius-Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health Director, Bill Gulbrandsen-Fire Services, Barry Ginn- Barrineau Ginn and Associates, Inc., Mike Springstead-Springstead Engineering, Lee Hawkins-Attorney, Dan Hickey-Villages Public Safety, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:05 p.m.

#### **Approval of Minutes-**

Mr. Stevens made a motion to approve the minutes from September 24, 2007. Mrs. Howard seconded the motion, and the motion carried.

*Mr. Ginn and Mr. Gulbrandsen joined the Committee for the non-Villages project.*

#### **New Business:**

##### **Belltone Hearing Centers of Florida – Preliminary Review**

##### ***Property Location: located on SR 44 and CR 171/Wildwood***

Bennett Walling, Walling Engineering, was present and requested site plan approval for planned commercial zoning for a Beltone Hearing Center. Mrs. Webb, Mrs. Howard, and Mr. Gulbrandsen had no comments.. Mr. Hawkins' comment consisted of the typographical error in the legal description. Mr. Hunter's comments consisted of clarifying the building's prior use, upgrading the septic system, and evaluating/permitting the existing well for public use. Mr. Stevens' previously submitted comments consisted of showing the elevation contours to facilitate comments regarding the drainage, providing an inbound driveway radius at 35', providing an outbound driveway radius at 25', constructing the driveway drainage in accordance with the Florida Department of Transportation (FDOT) Standard Detail 516, providing a driveway at 12" sub grade compacted to 98% / 6" lime rock base compacted to 98%, and 1.25" Type S-III AC, and adding the existing pavement width and traffic marking on the plans. Engineering comments consisted of adding the following information to the plans: vicinity map, section, township, and range of subject property, name, address, and contact information for the owner, engineer, and project surveyor, the existing land contours/drainage patterns, general soil types, the proposed traffic circulation patterns, indicating if the existing well will be used to provide potable water, and indicating the proposed septic tank/drain field or other wastewater collection/transmission system type. Mrs. Webb stated that Public Works and Engineering comments will be addressed at time of Engineering review. Mr. Cornelius stated the buffer and building use is appropriate for the area.

Mrs. Webb made a motion to recommend approval of the site plan and commercial planned zoning to the Zoning and Adjustment Board subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

*Mr. Ginn and Mr. Gulbrandsen excused themselves from the meeting.*

*Mr. Hickey and Mr. Springstead joined the Committee for the Villages projects.*

**VOS – Unit 148 – Major Development – Engineering Review**

***Property Location: Villages of Sumter District 8 – located south of Unit 149 and west of Bailey Trail***

The applicant for this project was not present; however, this project request was for engineering approval to develop a 93-lot subdivision. Mike Springstead and Mr. Stevens had no comments.

Mrs. Webb moved to approve the engineering plan. Mr. Stevens seconded the motion, and the motion carried.

**TV – Brookdale Senior Living - Major Development – Preliminary & Engineering Review**

***Property Location: located off of El Camino Real in Tract 5 of Spanish Plaines***

Jeff Head, Farner Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct a one (1) story skilled nursing facility, paved parking, and associated storm water system. Mrs. Webb's comments consisted of including the date of the referenced Villages Standard Details Manual, providing the setbacks on the plans, and providing documentation that the impervious area for Spanish Plaines does not exceed 80% as outlined in the Memorandum of Agreement. Mrs. Webb stated a conversion letter from The Villages of Lake-Sumter, Inc., was received to allow sixteen (16) additional skilled nursing facility beds and eliminate dwelling units. Mrs. Howard, Mr. Hawkins, and Mr. Stevens had no comments. Mr. Hunter's comments consisted of providing a floor plan of the kitchen/dining area, and providing a food service permit from the Health Department. Mr. Hickey inquired as to how this project is associated with the seven (7) story Freedom Pointe facility adjacent to the proposed facility and the location of the fire department connection. Engineering comments consisted of providing bumper blocks in the handicapped parking spaces, adding the dimensions of the sidewalk on the north side of the building, calling out the stop sign and stop bars on the west driveway exit or call typical, and providing a fire hydrant for the west side of the building. Mr. Cornelius reiterated the receipt of the Tri-County Villages of Sumter Development Regional Impact (DRI) letter to allow sixteen (16) additional skilled nursing facility beds.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

***Public Forum –***

Mr. Cornelius announced to the Committee that Barry Ginn, Barrineau Ginn and Associates, Inc., will no longer be serving as the consulting County Engineer. However, Barrineau Ginn and Associates, Inc. will continue to fulfill their consulting engineering contract with the County for thirty (30) days. Mr. Cornelius thanked Mr. Ginn for a job well done while consulting with Sumter County. Mr. Ginn praised Sumter County as a good organization to work with.

Mr. Stevens moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:25 p.m.

The next meeting is scheduled for October 8, 2007.